



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

PERMANENT BUILDING COMMITTEE REGULAR MEETING WEDNESDAY, MARCH 8, 2006

Members Present: Peter Welty-Chairman, Paul Critchley, Katherine Heminway, Mark Joyse, Gary Magnuson, Leo Miller, Lori Spielman

Members Absent: Gary Blanchette, Daniel Tutko

Chairman Peter Welty called the meeting to order at 7:33 pm.

Approval of Minutes

MOTION (CRITCHLEY) SECONDED (MILLER) AND PASSED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 10, 2006 AS WRITTEN.

High School Addition/Renovation

Peter Welty told the committee that Enfield Builders has done some work since the last invoice paid in November, 2005. There will be an invoice for approximately \$1,800 from them next month for the work they have done since. The High School as-builts have not been started yet. This is going to be a monumental task. \$25,000 was estimated and put into the back charges for this item. The electrical and mechanicals are going to be the hardest portion to recreate. The Fire Alarm drawings will be done by Enfield during April vacation.

There was a question as to whether the as built's needed to be done to satisfy a town requirement. Leo Miller felt they should be done regardless, as they will be needed in the future if an addition or work is done in the building. Gary Magnuson felt that they should ask Doug Moser if they are needed. It was decided that Peter Welty would consult the architect on this. If the mark-ups done by the subcontractors could be used, these could be laminated and saved.

Peter Welty passed out copies of correspondence that has gone back and forth between Haynes' attorney and the Town's attorney. Haynes is looking for copies of all documentation on the project. It was decided that the materials would be put into a room and they could come look at it. Haynes is looking for their entire retainage of \$387,000, plus \$500,000 in delay fees, and \$500,000 in unapproved change orders. This will go

directly to mediation and then to arbitration. There was a question that perhaps the Building Committee should discuss strategies, but it was decided to leave it up to the experts; i.e., the attorney and the architect who are working in the best interest of the town in this matter.

It was decided to go into executive session to further discuss this project at 8:10 pm.

MOTION (MAGNUSON) SECONDED (SPIELMAN) AND PASSED TO GO INTO EXECUTIVE SESSION TO DISCUSS POTENTIAL MEDIATION AND ARBITRATION CONCERNING THE HIGH SCHOOL PROJECT.

MOTION (JOYSE) SECONDED (SPIELMAN) AND PASSED TO COME OUT OF EXECUTIVE SESSION AT 8:35 PM.

Invoices

MOTION (HEMINWAY) SECONDED (MILLER) AND PASSED TO APPROVE FOR PAYMENT INVOICE FROM MOSER PILON NELSON IN THE AMOUNT OF \$497.50 FOR THE PERIOD 1/28/06 TO 2/24/06.

MOTION (SPIELMAN) SECONDED (HEMINWAY) AND PASSED TO APPROVE PAYMENT TO TRANE MANUFACTURING FOR 1 YEAR SERVICE AGREEMENT BEGINNING APRIL 2006 ON THE AIR CONDITIONING UNITS IN THE AUDITORIUM IN THE AMOUNT OF \$4,584.50.

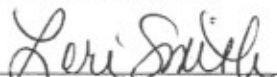
New Business

The 2006/07 budget will be presented with no increases.

Adjournment

MOTION (SPIELMAN) SECONDED (JOYSE) AND PASSED TO ADJOURN THE MEETING AT 8:40 PM.

Submitted by


Lori Smith, Clerk